



30 Knotgrass Road, Locks Heath, Southampton, SO31 6XJ

Asking Price £270,000



Knotgrass Road | Locks Heath
Southampton | SO31 6XJ
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W&W are pleased to offer for sale this two double bedroom end of terraced home offered with no chain ahead. The property enjoys two bedrooms, kitchen, lounge/dining room & main bathroom. The property also benefits from front & rear gardens as well as driveway parking to the front for vehicles.

Knotgrass Road is situated just a 15 minute walk from Locks Heath Centre providing a variety of shops and amenities, the local schools are also within walking distance. Excellent transport links are easily accessible including A27, M27 & Swanwick train station.





Two bedroom end of terraced home

Offered with no chain ahead

Entrance hall enjoying built in understairs storage cupboard

Kitchen enjoying built in oven & hob with space for additional appliances

Lounge/dining room with double doors opening out to the rear garden

Main bedroom benefitting from built in wardrobes & window to the rear

Guest bedroom also benefits from built in storage & airing cupboard

Main bathroom comprising three piece suite & attractive aqua panelling to the walls

Landscaped rear garden enjoying multiple paved patio areas, area laid to lawn with display shrubbery/flowers, pond & shed to remain

Driveway parking to the front for vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

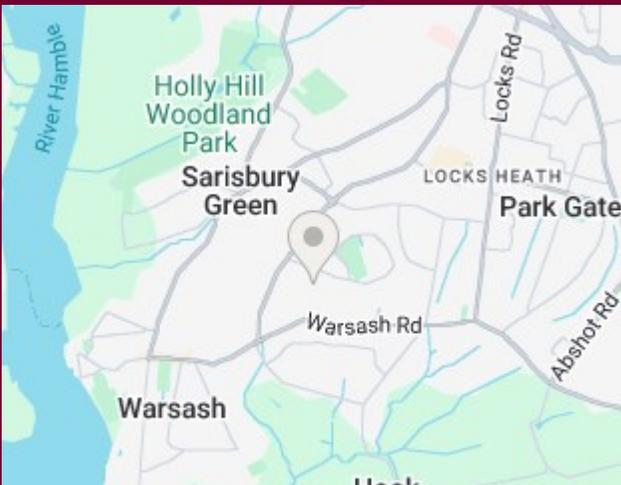
Sewerage - Mains

Heating - Gas central heating

Broadband - There is no broadband currently connected to the property

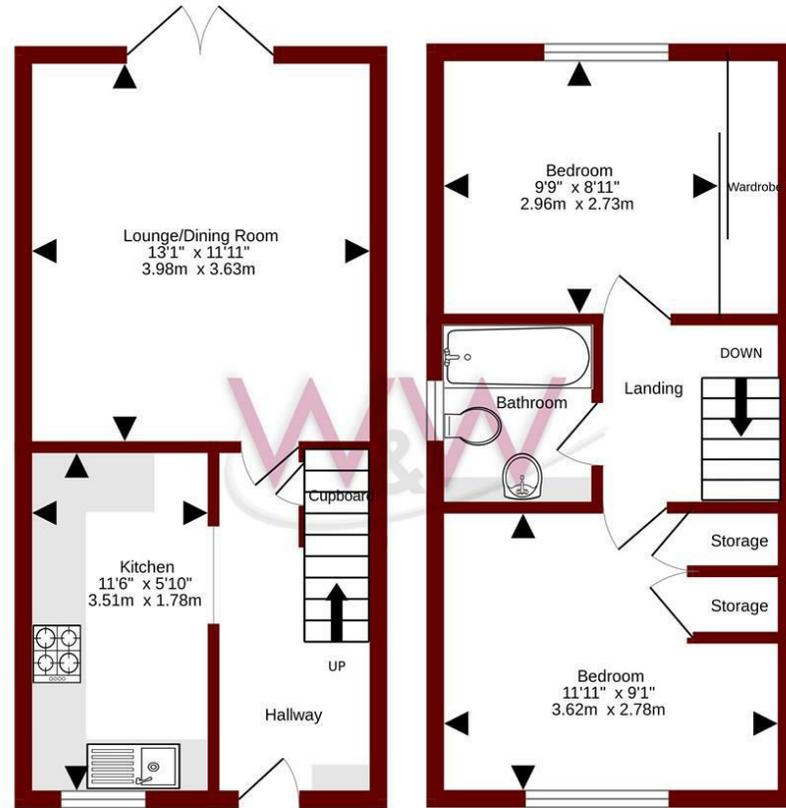
Please check here for potential broadband speeds -
<https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks -
<https://checker.ofcom.org.uk/>



Ground floor
296 sq.ft. (27.5 sq.m.) approx.

1st floor
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA - 590 sq.ft. (54.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - B

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - B

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